184.0	0007	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	625,200 / 625,200
					USE VALUE:	625,200 / 625,200
					ASSESSED:	625,200 / 625,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
200		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LYNCH MARGARET/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	200 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LYNCH MARGARET -
Owner 2:	-
Street 1:	200 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,013 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1956, having primarily Wood Shingle Exterior and 1495 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6013.000	204,900		420,300	625,200
Total Card	0.138	204,900		420,300	625,200
Total Parcel	0.138	204,900		420,300	625,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.33 | /Parcel: 418.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 124038

GIS Ref

GIS Ref

Insp Date 08/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 184.0-0007-0010.0

!14333!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	204,900	0	6,013.	420,300	625,200	625,200	Year End Roll	12/18/2019
2019	101	FV	219,700	0	6,013.	420,300	640,000	640,000	Year End Roll	1/3/2019
2018	101	FV	219,700	0	6,013.	354,200	573,900	573,900	Year End Roll	12/20/2017
2017	101	FV	219,700	0	6,013.	324,200	543,900	543,900	Year End Roll	1/3/2017
2016	101	FV	219,700	0	6,013.	276,200	495,900	495,900	Year End	1/4/2016
2015	101	FV	182,900	0	6,013.	240,200	423,100	423,100	Year End Roll	12/11/2014
2014	101	FV	182,900	0	6,013.	222,100	405,000	405,000	Year End Roll	12/16/2013
2013	101	FV	182,900	0	6,013.	211,300	394,200	394,200		12/13/2012

PRINT

Date	Time
12/11/20	04:11:40

LAST REV

Date	Time
09/06/18	18:08:44

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14333

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYNCH MARGARET,	58247-332		1/9/2012	Convenience	1	No	No		
	10652-383		10/1/1964			No	No		N

USER DEFINED

Prior Id # 1:	124038
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
10/23/2008	Meas/Inspect	345	PATRIOT
1/3/2000	Meas/Inspect	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6013		Sq. Ft.	Site		0	70.	1.00	7									420,274						420,300	

Total AC/HA: 0.13804 | Total SF/SM: 6013 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,274 | Spl Credit | Total: 420,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99693000
Adj $ / SQ:	127.856
Other Features:	80825
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	296897
Depreciation:	92038
Depreciated Total:	204859

COMMENTS

OF=LAUNDRY SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

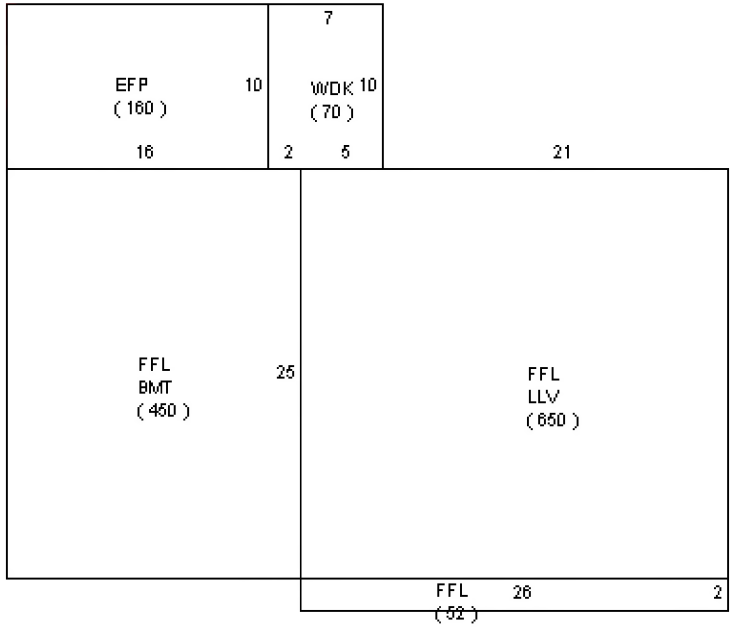
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	127.86
Special Features:	0	Val/Su Net:	82.55
Final Total:	204900	Val/Su SzAd	177.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,152	127.860	147,290
LLV	Lower Level	650	63.290	41,138
BMT	Basement	450	43.270	19,470
EFP	Enclos Porch	160	44.100	7,057
WDK	Deck	70	15.950	1,117

Net Sketched Area:	2,482			Total:	216,072
Size Ad	1152	Gross Are	2482	FinArea	1495

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	
LLV	100	FLA	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0007-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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